



**HOUSING AUTHORITY**  
of the City of Long Beach

**Have you RSVP'd for the  
April 4<sup>th</sup> HouseLA event?**



Owners are cordially invited to join Los Angeles County Supervisor Janice Hahn and City of Long Beach Vice-Mayor Rex Richardson for a presentation on the new \*Homeless Incentive Program (HIP) available to landlords who are willing to rent to individuals and families who are experiencing homelessness. Free parking is available and lunch will be provided.

**Wednesday, April 4, 2018**  
**11:30 a.m. – 2:00 p.m.**  
**The Salvation Army**  
**3000 Long Beach Blvd.**

Please RSVP with Kari Faithful at [kari.faithful@longbeach.gov](mailto:kari.faithful@longbeach.gov) or (562) 570-6033.

\*HIP offers monetary incentives to owners who are willing to rent their units to homeless families.

Incentives include **Holding Fees** to hold a unit vacant while homeless referrals are being vetted by the owner; **Payment of Rental Application Fees** (not to exceed state maximum); **Move-In Assistance** (security deposit, utility deposit, etc.); and **Damage Claims** (not to exceed \$2,000 over the security deposit).

**Resident Advisory Board**



Please encourage your tenants to attend our upcoming Resident Advisory Board (RAB) meeting. This is a great way for them to have a better understanding of the Housing Choice Voucher (HCV) program.

**Wednesday, April 11, 2018**  
**3:30 p.m. – 5:30 p.m.**  
**Michelle Obama Library**  
**5870 Atlantic Avenue**

Please RSVP with Celeste Morris at [celeste.morris@longbeach.gov](mailto:celeste.morris@longbeach.gov) or 570-5151.



**Did You Know We Are In A  
State of Emergency?**



Due to recent wildfires, the state of California is currently in a State of Emergency, which has triggered protections under the state's anti-price-gouging law. These protections prohibit raising the price of many consumer goods and services – including that of rental housing – by more than 10 percent after an emergency has been declared. Protections are not restricted to the city or county where the disaster occurred, which means that the protections are effective in the City of Long Beach. Increasing the price of consumer goods and services during a state of emergency is a penal code violation and may be punishable by one year in jail and/or a \$10,000 fine. What does this mean for you? We are unable to process any rent increases that violate the state of emergency protections. If you have requested a rent increase that is more than 10% of the current rent, it will not be approved. The current state of emergency has been extended until June 8, 2018.

**Speaking of Raising Rents**

Did you know that when you raise your tenants rent at a time other than their annual recertification,

they assume the burden of the rent increase? This is because new payment standards don't apply until it is time for the annual recertification. When you raise the rent during an interim period, the old payment standard is still in effect, and the tenant assumes the burden of the increase. Please talk to your tenants and find out when it is time for their annual recertification. This would keep us in line with the spirit of the Housing Choice Voucher program, which is to create an environment where low-income families are not rent burdened. Many owners have increased their rents lately because of the new payment standards. This has presented an extreme hardship for our participant tenants. The Housing Authority is asking you to please reconsider raising your rent, especially in light of the new information regarding our current State of Emergency. Should you have any questions about rent increases, please call our office at (562) 6985. We will be happy to assist.

### **Inspection Tips**

Landlords, are you ready for the next inspection of your units? Here are a few examples of common fail items and how to correct them:

**Ceiling:** Repair any cracked plaster or holes. Repair water damages and correct the source of the leakage.

**Door/Cabinets:** Missing doors, knobs, locks, stops and loose or missing thresholds must be

repaired or replaced. Sliding doors must have guides.

**Floors:** Torn, damaged, cracked or missing tiles/linoleum must be repaired/replaces. Carpeting should be clean, Torn, damaged or severely worn carpeting must be replaced.

**Locks:** As required by California law, each entrance door (other than a sliding door) must be equipped with a single deadbolt lock. Interior doors may only have privacy locks.

**Plumbing and Fixtures:** Repair leaking faucets and clogged drains. Repair/seal chipped porcelain on sinks, basins and tubs. Install tub and basin stoppers.

**Carbon Monoxide Detectors:** There must be at least one working carbon monoxide detector for each living level.

### **IMPORTANT NOTICE**

#### **TRAINING OPPORTUNITIES**

**Long Beach Housing Authority – (562) 570-6985**

New Owner Orientation – April 18<sup>th</sup> at 12 p.m.

RSVP (562) 570-6033

**Fair Housing Foundation – (562) 989-1206**

**Landlord Rights Workshop:** Learn how to seek prospective tenants, the rental process, credit checks, along with your rights and responsibilities. April 9, 2018

To RSVP to an event, visit <http://www.fairhousingfoundation.com/10/2017/calendar.html>. These events are held free of cost.

### **IMPORTANT NUMBERS**

#### **Bureau Manager**

Alison King 570-6153

#### **Special Projects Officer**

Kieshia Nathaniel 570-6616

#### **Housing Operations Program Officer**

Nida Watkins 570-6011

#### **Ombudsman/Community Liaison**

Kari Faithful 570-6033

#### **Inspections Coordinator**

Saulo Amezquita 570-5301

#### **Occupancy Coordinator**

Joi Dailey 570-6365

#### **Intake Coordinator**

Mechell Roberts 570-6285

#### **Program Integrity Coordinator**

Gerlanda Larry 570-6089

#### **Inspections Scheduler**

Sophy Chhoy 570-5303

#### **Rent Reasonableness**

Debbi Brown 570-5307

#### **Move Specialist**

Xochitl Ortega 570-6409

#### **Ownership Specialist**

Sergio Navarro Jr. 570-6897

